

Torfaen County Borough Council

Local Development Plan (2006 - 2021)

Sustainability Appraisal Report (SAR) Addendum & Habitats Regulations Assessment (HRA) Screening

Assessment of recommended Matters Arising Changes and Matters Arising Changes

July 2013



1. Introduction

- 1.1 This is the Sustainability Appraisal Report of the 'Statement of recommended Matters Arising Changes and Matters Arising Changes' (July 2013) to the Torfaen LDP (March 2011) as amended by Focused Changes (March 2012) and Further Focused Changes (December 2012). This report has sought to not duplicate information covered in the document subject of this consultation. As such the report needs to be read alongside this document.
- 1.2 The changes include recommended Matters Arising Changes (rMAC's) that the Council submitted for consideration in advance of the Examination Sessions (**ED07**) and Matters Arising Changes (MAC's) which arose during the Examination sessions. This SA Report is an update to the previous SA Reports and has been prepared as part of the iterative assessment of the production of the LDP:
 - Sustainability Appraisal Report of Deposit LDP (March 2011)
 - Sustainability Appraisal Report (incorporating Focused Changes (March 2012)
 - Sustainability Appraisal Report Addendum and Habitats Regulations Screening - Assessment of Further Focused Changes (December 2012)
- 1.3 Table 1.1 below lists all the proposed changes and identifies those deemed to have more than minor implications and which require further SA Assessment and those that are minor in nature such as editorial changes that have no implications for the assessment. The table needs to be read alongside the Schedule of Matters Arising Changes and recommended Matters Arising Changes document. The Schedule of Matters Arising Changes and recommended Matters Arising Changes sets out revisions to a number of policies (changes to the Policy or supporting reasoned justification) alongside revisions to the Proposals Map and to the Monitoring Framework.

TABLE 1.1 - Proposed changes and implications for SA Assessment

Ref No	LDP Policy / Para	Nature of Change	SA Assessment Required
rMAC1	4.2.63	Minor text amendment to clarify need to consider protection of bats at Clarence Corner	NO
Revised MAC1.1	4.3.4	Amendment resulting from amendment to Policy S5 Regarding overall housing numbers	YES
MAC2.2a	S5	As above	YES
MAC2.2b	S5	As above	YES
rMAC4	S7	Minor text amendment	NO
rMAC5	S7	As above	NO
rMAC6	5.8.6	Minor text amendment	NO
rMAC7	5.9.2	Amendment to Retail capacity figures	YES
rMAC8	BW1	Amendment to Policy wording	YES
MAC5.3	BW1- 6.1.3	Amendment to Reasoned Justification in respect of Coal Authority High risk areas	NO
rMAC10	BW1- 6.1.6	Minor amendment to clarify correct terminology for important species	NO
MAC6.1 / rMAC22 / rMAC23 / rMAC31	7.2.5	Linked to Retail capacity figures above	YES
MAC11.1a / MAC11.b	SAA5 7.6.1-7.6.6	Change to Policy SAA5 The British, through deletion of land use elements	YES
MAC3.1	SAA6 - 7.7.3	Amendment to SAA6 to detail in the policy the key mitigation measures necessary for the site	YES
rMAC33b	7.8.1-7.8.2	Amendment to provide an update position on Llanfrechfa Grange SAA7	NO
MAC2.5	H1/1	Amendment to dwelling numbers in light of submitted outline application - Linked to change to overall housing numbers	YES
MAC10.2 / MAC10.1	H1/2	Amendment to housing numbers to protect the SINC grasslands on site - Linked to change to overall housing numbers	YES
rMAC14	H1/3	Update the LDP Proposals Map as site has now got planning permission	NO
rMAC15	H1/5	Update the LDP Proposals Map as site has now got planning permission	NO
rMAC16	H2/6	Update the LDP Proposals Map as site has now got planning permission	NO

rMAC18	H2/7	Update the LDP Proposals Map as site has now got planning permission	NO
Rmac19	H3/2	Deletion of site H3/2 as landowner stated land is not available for development	YES
MAC2.3a / MAC2.3b / MAC2.3c	H4	Amendment to overall affordable Housing target and Policy	YES
MAC2.4a / MAC2.4b	H4	Amendment to clarify original text in relation to how changes in affordable housing percentages will be assessed.	YES
MAC2.1 / rMAC36	H5	Amendment to bring 10 dwelling threshold for open space and recreation provision in line with 3 dwellings as per the 106 SPG	YES
rMAC24	9.22.10	Amendment to provide clarity between Policy RLT5 and the Primary frontages	NO
rMAC20a/b/c/d/e	T3	Update the LDP to reflect latest planning position or construction position with regards to these sites	NO
MAC5.2	M1	Amendment to Policy to remove criterion c due to concern on its potential use in isolation from the need to safeguard the mineral	YES
MAC5.1	M1 – 9.30.2	Inclusion of text to explain the non alignment of Aggregates Safeguarding Areas with neighbouring authorities	NO
rMAC25	M3 - 9.32.1&9.32.2	Update the evidence base as Tir Pentwys now estimated to contain 7.2 million tonnes of aggregate.	YES
rMAC26	M4 & 9.33.1	Update Planning position for Black Barn Mine Pontypool as there is no further need to protect the site with a mineral site buffer zone	YES
rMAC37	M4 & 9.33.1	Update Planning position for Johnson Mine Blaenavon as there is no further need to protect the site with a mineral site buffer zone	YES
rMAC28	CF5	Amendment to criterion a to provide the standard for allotments within Torfaen	NO
rMAC29	9.40.2	Amendment to text to provide clarification between Policy CF5 and Policy H5	NO
MAC7.1 / rMAC30b	BG1 - 9.46.1	Amendment to text in para 9.46.1 for clarity and to accord with national policy terminology. Addition of text to outline that SINC's will now be shown on the Proposals Map	NO

MAC7.2	1.4.2	Minor amendment linked to above change	NO
MAC5.4 & MAC7.3	9.46.4	Amendment to text to reflect the seven Draft RIGS should be formally allocated as RIGS in the LDP.	NO
rMAC32	LDP Appendix 1 - Animal Pound	Updating of text to reflect the latest planning decision on site	NO
rMAC33a/c	LDP Appendix 1 - Llanfrechfa Grange	Updating of text to reflect the latest planning decision on site	NO
rMAC34	LDP Appendix 1 - Pontypool College	Updating of text to reflect need to retain area for associated facilities for the playing fields	NO
MAC2.2c	LDP Appendix 11	Amendments to Housing Sites Table to reflect current position with delivery and allocations	NO
MAC13.1	LDP Appendix 13	Revised Monitoring Framework in light of the Examination session on Implementation and Deliverability	NO
rMAC2	S1 - Urban Boundary Land west of Varteg Road	Deposit LDP Proposals Map amended to include this site now planning permission has been granted	YES
rMAC3	S1 - Urban Boundary Livestock Market Usk Road	Deposit LDP Proposals Map amended to include this site now planning permission has been granted	YES
rMAC36	H7/1	Amendment to site area be updated on the Proposals Map	YES
rMAC17	CF4	In light of planning permission granted for H2/6 the Proposals Map needs to be updated to reflect the remaining area of Important Urban Open Space	NO
rMAC27	CF4	Deletion of Pontypool Hospital IUOS as this has residential permission	YES
MAC11.2	Constraints Map	Updating of LDP Constraints Map to reflect the updated TAN15 DAM's	NO

2. Methodology

- 2.1 Table 1.1 above outlines that a number of changes are considered to be of significance necessary for reassessment. These changes are delineated by the word YES in the final column. As such the following SA components need to be reassessed:
- **Component 1: Urban Boundaries**
 - **Component 2: Housing**
 - **Component 5: Retail**
 - **Component 12: The British Action Area**
 - **Component 13: South Sebastopol Strategic Action Area**
 - **Component 16: Community Facilities and Services**
 - **Component 21: Minerals**
 - **Component 24: General Development Principles**
- 2.2 The Schedule of Changes has been reviewed against the SA Assessment of the Deposit LDP and Focused Changes and Further Focused Changes; and has been ordered by components replicating that of previous assessments. The review included an evaluation of whether or not the recommended Matters Arising Change or the Matters Arising Change was likely to lead to a change in the predicted effects of the LDP through SA, and whether the change would result in significant effects and whether it would contribute to sustainable development. Proposed minor amendments to the Deposit LDP have been considered but no further SA work is required in respect of these as they have no implications for the SA.
- 2.3 Where recommended Matters Arising Change or Matters Arising Changes were considered to lead to amendments to the original SA assessment tables as amended by Focused Changes and Further Focused Changes; they have been reviewed based on the previous iterations of assessment. Revisions are indicated in italic text in the relevant components assessment tables; which are presented in Appendix A. This is in order to ensure consistency of approach for the production of the previous SA Assessments (March 2011, March 2012 and December 2012).

3. Overview of Proposed recommended Matters Arising Changes and Matters Arising Changes

Component 1: Urban Boundaries

Policy S1 Urban Boundaries (rMAC2, rMAC3, rMAC32, rMAC36)

- 3.1 A number of changes have been made to the Urban Boundaries as identified below.
- 3.2 A boundary amendment at Wainfelin is proposed to incorporate an extension to existing allotment provision which is considered to contribute to positive effects in respect of the provision of local facilities and services and health and well being. The extension to the urban boundary to incorporate an extension to existing allotment provision is minor in nature, and does not result in adverse landscape impacts. The change is minor in nature and does not alter the predicted effects of the SA.
- 3.3 A boundary amendment at Varteg is proposed to reflect a planning permission for 53 dwellings. The original SA identified the proposed urban boundary approach to Varteg would help protect the setting and character of the World Heritage Site. This boundary extension is a significant extension but an Independent Inspector has determined the principle of development at this site is acceptable and subject to appropriate design, the proposed development would not cause unacceptable harm to the character and appearance of the village, the World Heritage Site or its setting. Therefore this change does not affect the original SA with regard to impacts on the World Heritage Site and represents a change that has been agreed outside the LDP process through a planning appeal.
- 3.4 Finally a boundary amendment is proposed at Mamhilad to reflect a planning permission for a livestock market. The amendment to the urban boundary to incorporate this change is on land currently designated as an employment site in the current local plan. Development at this location is considered acceptable as flooding concerns have been overcome with an FCA. The amendment to the urban boundary at this location would have positive effects for employment opportunities, and it is accepted that there are no significant environmental concerns in response to the principle of development at this site. The Changes do not alter the predicted effects of the SA, as identified in the Urban Boundary component table in the SAR (March 2011).

Component 2: Housing

- 3.5 There have been a number of changes to the housing component and the following policies have been amended which are discussed below:

Policy S5 Housing Numbers (MAC2.2a/b)

- 3.6 As a result of the LDP Examination hearings a proposed Matter Arising Change (MAC2.2a) is to amend overall housing numbers from 5000 units to 4700 units up to 2021. This has been undertaken to address primarily the removal of housing

delivery figures for SAA5 - The British and amendments to housing figures on H1/2 - Former Police College & Adj Land and H1/1 - County Hall & Police HQ.

- 3.7 The change in overall housing figure from 5,000 – 4,700 represents a 6% reduction in overall housing numbers. It is proposed to amend the overall LDP Housing target by 300 units to take account of the above sites. A 4,700 dwelling target still represents a challenging target that, with an expected recovery of the housing market, could be delivered over the Plan Period. The Council propose a minor amended split of the 4,700 dwelling target which has a marginal change to the overall split by Housing Market Area, but with marginal increases in the flexibility allowances for the respective Housing Market Areas, particularly within North Torfaen promoting increase choice and flexibility.
- 3.8 As a result of this change the LDP still promotes a significant growth strategy and the reduction of 6% is minimal and does not alter this strategy. In terms of the effects of the reduction in 300 units, North Torfaen's housing share reduces from 13.5% to 12% and a reduction in over allocation from 25% to 19%. For Pontypool the housing share increases from 38.5% to 40% and an increase in over-allocation from 21% to 23%. For Cwmbran the housing share remains at 48% but the over-allocation has increased from 13% to 21%. This demonstrates a slight reduction in the housing share for north Torfaen but the existing allocations still allow for a generous over-allocation to provide flexibility and choice in this area. In reducing the housing numbers in North Torfaen / Pontypool with the removal of housing from The British and also taking account of changes to 2 sites in Cwmbran (County Hall H1/1 and Former Police College H1/2) the implications for the overall housing strategy have been assessed. The effect on the three LDP Housing Sub-Market Areas of the LDP under Deposit LDP Policy S5 has been amended to take account of these changes and ensure the housing strategy is consistent.
- 3.9 The Council has considered the implications of this reduction in overall housing numbers for the North Torfaen and Pontypool area of 150 units and the potential for alternative sites to be allocated to meet the shortfall. The Blaenavon settlement is already well served by existing allocations and commitments, the focus of the review was primarily at sites which could replace The British located in the Abersychan ward. Sites within this area could potentially be considered to better serve the communities of Talywain, Garndiffaith, Abersychan and Varteg and secure a more even spread of sites serving the North Torfaen Area. The review of alternative sites in North Torfaen illustrates that there are no suitable sites that are 1) supported by the Council and 2) can prove deliverability with developer interest over the plan period.
- 3.10 The review shows there are no suitable sites available to serve this area. The a revisions (The British, County Hall and Former Police College) lead to a reduction of 286 units (rounded to 300) from the LDP equating to a marginal 6% reduction in overall housing numbers are minor. On a strategic level the predicted effects of the housing policies will not alter although the amendment to SAA5 will reduce identified positive or negative effects against relevant objectives. Importantly the delivery of housing on the British still remains a long term aim and can be facilitated through the LDP Policy.

- 3.11 The original SA Assessment (March 2011) predicted the strategic spatial approach to the location of sites was sound. A range of significant positive effects were predicted against SA Objectives 2 (economic growth); 4 (Blaenavon WHS); 14 (sustainable building design); 17 (renewable energy); 18 (affordability of housing); 19 (variety and quality of housing); 21 (educational attainment and skills); 22 (health and wellbeing) and 23 (cultural identity and social cohesion). The LDP strategy still promotes a significant growth strategy and the identified significant positive effects remain albeit with the loss of 300 units having a minor negative effect on the identified effects. The main implication is the loss of 125 dwellings from the North Torfaen area through the housing on The British SAA not expected to be developed during the Plan period. Whilst there are no suitable sites to replace this site in the Abersychan area, the existing allocations in this area still allow for a generous over-allocation to provide flexibility and choice in North Torfaen as a whole. Minor negative effects could be attributed to the loss of housing provision in this settlement. However it is noted that the loss of units in this settlement will have a minor negative effect against the Objectives for the provision of affordable housing and to ensure variety and quality of housing through Torfaen. The overall prediction of significant positive effects against these SA Objectives however remains unaltered by this change to the housing numbers, with a minor reduction in the significant positive effects predicted.
- 3.12 The original SA Assessment (March 2011) predicted the following significant negative effects for the Housing policies against the SA Objectives 5 (biodiversity), 7 (air pollution); 8 (noise pollution) and 15 (waste). The loss of 300 units will reduce the significance of the identified effects over the plan period, but will not alter the assessment results. The reduction in units will reduce impacts on air quality and noise pollution, through reduced traffic movements and construction activities and activity levels and reduce identified negative effects of development of sites on biodiversity, through reduction of impacts on key habitats and species. The overall prediction of significant negative effects against these SA Objectives however remains unaltered by this change to the housing numbers, with a minor reduction in the significant negative effects occurring.

Policy H1/2 Former Police College (MAC10.2/MAC10.1)

- 3.13 As a result of the Examination Hearing Sessions in respect of the need to protect the important grassland on site a revision to housing numbers is proposed. Whilst a full agreement has not been reached it is anticipated the site can accommodate 350 dwellings. The change therefore is to reduce housing numbers on this site from 456 to 350, alongside the addition of text in the LDP Appendix to ensure grassland interests are protected as part of any scheme. This will have beneficial effects against objectives to protect and enhance biodiversity.
- 3.14 Amendments to H1/2 will reduce identified negative effects on biodiversity objectives as a reduction in units will still allow for retention of the important grasslands on site. The reduction in the urban environment at this site also contributes to reducing negative effects on landscape character. For the reasons identified the Matters Arising Changes do alter the predicted effects in line with the original SA assessment.

Policy H1/1 County Hall & Police HQ (MAC2.5)

- 3.15 Further to the submission of an Outline Planning Application for the County Hall Site for 220 dwellings it was considered appropriate to amend the housing allocation in the LDP for this site from 250 to 220 dwellings. The net developable area has been reduced to allow for greater areas to be afforded to provision of open space and protection of trees/woodland. This is considered to have beneficial effects against objectives to protect biodiversity and the landscape.
- 3.16 Amendments to H1/1 will have minor beneficial effects through allowing more open space and landscaping through the site leading to a reduction in negative effects against objectives to protect the landscape and biodiversity. Further the site was considered to have a negative effect in respect of noise pollution due to the proximity to the A4042. Reducing the developable area and moving dwellings further away from the A4042 will contribute to reduced negative effects in this instance. However the amendments do not alter the predicted effects of the SA in relation to the housing component.

Policy H3/2 Abergavenny Road, Blaenavon (rMAC19)

- 3.17 It is proposed to delete a site at Abergavenny Road Blaenavon due to deliverability concerns over the likelihood of the site coming forward prior to 2021. This is considering that sufficient alternative housing sites now exist within specifically Blaenavon settlement and the wider North Torfaen Housing Market area. The deletion of the site does not now offer the identified contribution to improving the character of the BILWHS through the potential redevelopment opportunity of this key gateway site and does not now contribute to the positive effects identified. However the overall prediction of effects remains unaltered. Notwithstanding this the site is within the urban boundary and could come through as windfall therefore providing the positive effects identified if the developability situation changes.

Policy H4 Affordable Housing (MAC2.3a/b/c, MAC2.4a/b)

- 3.18 Revising the LDP Housing target to 4700 dwellings will result in a corresponding change to the affordable housing target over the whole plan period from 2006-2021. Taking into consideration other changes such as the proposed increase in affordable housing numbers on South Sebastopol, and the need for the target to reflect the whole plan period, the affordable housing target is revised from 891 over the period 2010-2021 to 1132 affordable dwellings within the plan period 2006-2021. Further amendments to the supporting text indicate based on Torfaen's affordable housing need of 58%, 2700 dwellings out of 4,700 would need to be affordable. Whilst the overall affordable housing need has increased the amount to be delivered through the planning process has been maximised. Considering planning obligations alone cannot meet this need, it is estimated that 1,132 affordable dwellings can be delivered between 2006-2021. This equates to a revised 24.1% provision over the plan period from the previous identified 21.2% provision. This takes into account the longer time period, an increase in the higher proportion of Cwmbran sites to the affordable housing delivery and also the increased number of 100% affordable housing schemes that have been delivered in recent years helping to boost delivery rates. The reduction in 300 units would result in a minor reduction in the delivery of affordable units from the respective sites and

thus would lead to a minor reduction in positive effects but is not deemed to be significant. Particularly recognising that the focus of recent affordable housing schemes in recent years have been focused on the Abersychan, Garndiffaith area and wider North Torfaen, which has boosted delivery of affordable units in these areas. As such it would not alter the existing positive assessment results the policy had against Objective 18 (To improve the affordability of housing).

H7/1 Rose Cottage Gypsy Traveller Site, Cwmynyscoy (rMAC36)

- 3.19 The Deposit LDP allocated a 0.12ha Gypsy & Traveller site at Rose Cottage, Cwmynyscoy, Pontypool for 10 pitches under Policy H7/1. The site has now been cleared and levelled. However, the cleared area is larger than the area allocated in the Deposit LDP. In addition, an invalid planning application, for 10 pitches, associated landscaping, open space and vehicle parking, has been submitted which encompasses the cleared area and the adjacent bund to the brook and a 'green area' to the south. This larger area measures 0.31ha and reasonably reflects the area currently used for the existing Rose Cottage Gypsy & Traveller site. Therefore, the Deposit LDP Proposal Map should be amended to allocate a larger, 0.31ha, Rose Cottage Gypsy & Traveller site.
- 3.20 This site was assessed against the Sustainability Appraisal as part of ED38d 'TCBC Planning Sub Committee Report. The Sustainability Appraisal of the enlarged site (rMAC36) has the same total score as the smaller site; as pitch numbers and a location within the curtilage of the existing Rose Cottage site remained the same. It is considered that the larger pitches and the provision of open space and a vehicular parking area will have greater benefits to the health and well being of the residents and promote an improved layout and design. There are also benefits of providing for peripheral landscaping in mitigation to protect and enhance the character of the area. However, it is recognised that the built area of the proposed site is enlarged, albeit the enlarged site is considered to be well screened. Finally, given pitch numbers and site location have not changed, it is considered that this boundary amendment of a small site does not change the predicted effects of the SA of the LDP in respect of the housing component.

Component 5/6: Retail & Cwmbran Town Centre

Retail Strategy (rMAC7 / MAC6.1 / rMAC22 / rMAC23 / rMAC31)

- 3.21 A change is made to the retail floorspace capacity requirement figures for Cwmbran Town Centre in light of the recent review of retail capacity for a planning appeal and to reflect the implementation of the Morrisons foodstore. The change means that the previous capacity figures to be updated to a further 4822-8404sqm of net comparison retail floorspace required up to 2021 in Cwmbran Town Centre. The retail policies on balance were considered to have a positive impact on ensuring the vitality and viability of the town centres. Other minor amendments in respect of clarification of Primary Frontages do not have implications for the SA. The Focused Change does not affect the predicted effects of the SA in respect of the Retail and Cwmbran Town Centre component assessed as part of the SAR (March 2011). The change in retail floorspace has no implications for the predicted effects of the SA as the prediction of effects is based on a qualitative assessment. Variations in

quantitative calculations unless significant do not alter the original predicted effects of the Retail component in the SA Assessment.

Component 12: British Action Area

Policy SAA5 (MAC11.1a / MAC11.b)

- 3.22 In recognition of the timescales involved in bringing forward this site due to its complexity and challenging delivery aspirations, it is proposed to revise the aims for the regeneration of this site over the plan period. Whilst the long term regeneration of the site is supported the difficulties in delivering reclamation and also redevelopment of the site for 150 houses within the plan period is recognised. In light of this the SAA5 is revised allocating the land for a land reclamation scheme only. The area is located within the settlement boundary to show the potential extent of the urban extension in this area and allow for development to come forward on the site potentially before 2021. Therefore housing will not form part of the delivery elements for this site within the plan period. The site was scored through the original SA Assessment as having a range of significant positive and negative effects against the SA Objectives. Due to the extent of the changes considered under this component the assessment table for the British has been revised. The table is presented in Appendix A.
- 3.23 The changes to the policy since the previous iteration of the SA (March 2011) has led to a decrease in the significance of predicted sustainability benefits. The original SA Assessment predicted significant positive effects against SA Objectives 1 (local employment), 9 (risk of and from flooding), 10 (historic resources and their settings), 11 (landscape character), 12 (efficient use of land and buildings, 16 (water quality), 19 (variety and quality of housing), 20 (accessibility to and quantity and quality of local services and facilities), 21 (educational attainment and skill levels), 22 (health and wellbeing) and 23 (cultural identity and social cohesion and diversity). Critically, the SA predictions for the site remain valid, albeit over a longer term period, reflecting the long term regeneration aims for the site. The retention of the site within the urban boundary allows for development to come forward potentially before 2021 should deliverability issues be addressed.
- 3.24 The original prediction of significant beneficial effects for Objective 1 is revised to slightly positive as certainty of delivery for employment delivery at this site is reduced over the LDP period. In respect of Objective 9, the land reclamation scheme alone will still present a solution to addressing the current flood issues on site through amending the landform and replacing at present deficient underground drainage channels. Therefore the significant positive effects against this objective remain valid. In respect of Objective 10 potential benefits through the treatment and potential use of the listed buildings will be explored as part of a Development Framework and would come forward in the longer term. As such the original significance of positive effects is revised to slightly positive. In respect of Objective 11 previous significant positive effects remain valid as the land reclamation scheme will remove unsightly dereliction from the landscape, improving landscape character through preparing the land for future development. Longer term development should help to enhance the landscape. Therefore the significant positive effects against this objective remain valid. In respect of Objective 12 the existing positive effects still remain valid as the land reclamation scheme will ensure reclamation and

remediation of a brownfield contaminated site (subject to appropriate mitigation) for environmental features to enable the longer term mixed use regeneration scheme. Land reclamation will also allow for the extraction of important minerals in the form of coal.

- 3.25 In respect of Objective 16 the significant positive effects remain valid as the land reclamation scheme will clear up the contaminated site, delivering a reduction in flood-risk and improving the local water quality. This will enable current contaminated water-bodies to be improved through the site as features of interest for the long term regeneration. In respect of Objective 19 the delivery of housing is now not part of the LDP and is a long term aim. The site now loses a beneficial effect in the short to medium term and whilst it is planned for this to come to fruition over the longer term the previous significant positive effects against this objective should be re-evaluated to slightly positive. This would apply to Objective 20 in respect of community facilities and Objective 21 in respect of education provision. However positive effects could result in the short term through employment/skills opportunities as part of the land reclamation scheme. Previous significant positive effects against Objective 22 remain valid over the long term as the land reclamation scheme will deliver attendant benefits for public health through removal of unsightly dereliction and a dangerous site, improvements to the water environment and improvements to biodiversity through regeneration of the site. The significant positive effects against Objective 23 remain valid for the longer term. However the delay to mixed use development which will be the mechanism for providing the creation of a sustainable community and to create appropriate conditions to encourage community cohesion in this key site in North Torfaen means the significant positive effects identified should be re-evaluated to slightly positive.
- 3.26 Significant adverse effects were predicted for 2 objectives 8 (Noise and Pollution) and 13 (modal shift to sustainable transport modes). In respect of 8, the substantial land reclamation scheme is likely to lead to significant negative effects in respect of noise and light pollution, but noting that noise and light assessments and appropriate mitigation could potentially reduce the significance of these effects. Long term development will introduce new light sources and noise so the overall effect remains as negative. In respect of 13 given the long term regeneration of the site, the land reclamation element is not considered to offer significant negative effects during the plan period, although noting that the land reclamation scheme will need to promote sustainable transport choices. The longer term regeneration will involve increase in trip rates and the Development Framework will need to promote the principles of a sustainable movement hierarchy. The assessment is revaluated to slightly negative.
- 3.27 The revisions to the British Action Area mean a dilution of the positive benefits of this regeneration scheme during the plan period, but noting that over the longer term they remain. Significantly achieving a land reclamation scheme will achieve a number of regeneration objectives as identified above and will prepare the land for future development. Critically the site was a strategic housing site for the north Torfaen area, and acceptable alternative sites are not available to replace the British allocation in the locality.

Component 13: South Sebastopol Action Area

Policy SAA6 (MAC3.1)

- 3.28 A change is proposed to the Policy to detail the main historical, ecological and landscape mitigation measures which will be required as part of the development of the South Sebastopol SAA6. This addresses previous recommendations of the SA (March 2011) with respect to detailing such issues within the policy. As such the significance of the identified negative effects associated with 3, 5, 7, 8, 11, 12 and 13 are reduced as they are taken account of in the policy. In line with the previous iteration of the SA Assessment as part of the Further Focussed Changes (December 2013) with the reinstatement of this site in the LDP it is noted that evidence is available to support a current planning application for the site which mitigates certain identified predicted significant negative effects in respect of impact on the landscape, air pollution and the promotion of sustainable transport. It is considered the changes proposed by MAC3.1 do not alter the original SA of the site, noting the original SA Assessment still remains valid and no further update is required. Whilst there are negative effects the site has an overall positive effect against the range of sustainability objectives.

Component 16: Community Facilities and Services

Policy H5 (MAC2.1) and Policy CF5 (rMAC28 / rMAC29)

- 3.29 A change is proposed to Policy H5 on the standard applied to the provision of new allotments and Policy CF5 on the standard applied for the protection of existing allotments. This latter change will provide greater protection to current allotments to relevant social and environmental objectives. Also, Policy H5 is reworded to bring the currently stated 10 dwellings threshold for open and recreation space in new developments down to a 3 dwellings threshold. This change to Policy H5 will ensure more developments will have to provide appropriate open space and recreation provision and it will improve the existing significant positive effects identified against the range of objectives (5, 7, 13, 20 & 22) in this component. Given the SA already identifies positive effects for the policies against the objectives this change will not have an effect on the predicted effects of the SA (March 2011, updated by Further Focused Changes December 2012).

Component 21: Minerals

Policy M1 Minerals Safeguarding (MAC5.2)

- 3.30 The policy has been amended so that the previous criterion b) is included as part of the introductory text so it means developers would have to demonstrate an overriding need for the proposed development as well as meeting criterion a and b. It is a change which will strengthen the policy in respect of the protection of mineral resources. The change contributes to the positive effects identified against the range of SA Objectives, but does not alter the predicted effects of the updated SA for this component as part of the Focused Changes (March 2012).

Policy M3 Tir Pentwys Preferred Area for Aggregates (rMAC25)

- 3.31 A change is proposed to reflect the fact that recent work on the current planning application indicates that Torfaen could provide for the entire 7.2 million tonnes of aggregate requirement by utilising secondary aggregate from another part of the site (previous FC indicated that the site had a reserve of 6.95 million tonnes). This amendment to the tonnage is likely to yield minor negative effects on increased transport movements, impact on biodiversity, noise and light pollution, impact on health and wellbeing in terms of nearby residents and on over the life of a scheme, which will be a minor extension to the life of the scheme, but is still 10 years past the plan period, as required by national policy. Utilising this additional area within the allocation to meet the 7.2 million tonnes will remove the requirement to allocate further sites. The Matters Arising Change has no effect on the SA in respect of the Minerals component assessed as part of the SAR (March 2011) as amended by the SAR (March 2012) assessment of the Focused Changes. The amendments to the tonnage do not affect the overall effects from the SA Assessment as this is not a definitive tonnage and is unlikely to change the strategic predictions of the SA.

Policy M4 Mineral Sites Buffer Zones (rMAC26 / rMAC37)

- 3.32 The changes relate to the need to reflect the up-to-date planning position with Black Barn Mine Pontypool, as permission has now expired so there is no requirement to for the LDP to protect it with a buffer zone. As such the buffer zone is to be removed from the LDP. In respect of the Johnson Mine the site is considered to no longer have planning permission and will now need to be restored. There is now no need to safeguard the site under M4 and the Mineral Site Buffer Zone can be removed from this site also. Amendments in rMAC37 do not materially alter the predicted effects on the Minerals component of the SA Assessment as amended by the SA of the Focused Changes.
- 3.33 Policy M4 is predominantly an administrative policy that considers and prevents the sterilisation of permitted or allocated mineral sites from prejudicial proximal development. Once a site ceases to have the benefit of planning permission the mineral is no longer considered to be a mineral 'reserve'. The remaining coal 'resource' at Black Barn Mine near Pontypool is still protected from sterilisation by the Coal Safeguarding Area under Policy M1. However, the remaining coal mineral at the Johnson Mine near Blaenavon is not within a Coal Safeguarding Area under Policy M1, as national policy precludes such safeguarding within the Blaenavon Industrial Landscape World Heritage Site. Finally, if the above drift coal mines obtain new planning permissions, Policy M4 would reapply. The amendments to the buffer zones do not affect the overall effects from the SA Assessment as this is not a definitive tonnage and is unlikely to change the strategic predictions of the SA Assessment on the Mineral component.

Component 24: General Development Principles

Policy BW1 Criterion E (v) (rMAC8)

- 3.34 A minor change is proposed to the criterion on ensuring proposals which utilise significant freight movements utilise the least environmentally damaging route. Previous text referred to the proviso 'subject to economic considerations'. On

review Planning Policy Wales promotes the carriage of freight by sustainable modes but makes no reference to cost implications. Cost implication decisions should be considered along with a range of other material considerations. As such the previous text will be replaced with 'wherever possible'. This will strengthen the policy to ensure the justification test for utilising less environmentally damaging routes and considers environmental and social issues as well as economic. This improves its performance in sustainability terms. Other minor changes are proposed to this policy wording to ensure clarity and conformity with national policy terminology. The Change does not have an effect on the SA in respect of the General Development principles component assessed as part of the SAR (March 2011). The revisions to criterion E further reflect that cost implication of decisions should be considered along with a range of other material considerations such as environmental factors. This would reduce the significance of identified negative effects against SA Objective 7 (air pollution and air quality) and 8 (noise and light pollution and therefore using the term 'wherever possible' will allow consideration of various factors which will have a more beneficial positive effect against SA objectives 13 (modal shift). Overall however these Changes do not result in amendments to the predicted positive effects of the SA for this component.

4. HRA Screening of the recommended Matters Arising Changes and the Matters Arising Changes (July 2013)

Habitats Regulations Assessment (Appropriate Assessment) (HRA) of the Deposit LDP (February 2011)

- 4.1 The European Directive (92/43/EEC) on the Conservation of Natural Habitats and Wild Flora and Fauna (the Habitats Directive) protects habitats and species of European nature conservation importance. The Habitats Directive establishes a network of internationally important sites designated for their ecological status. These are referred to as Natura 2000 (N2K) sites or European Sites, and comprise Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) [which are classified under the Council Directive 79/409/EEC on the conservation of wild birds, the 'Birds Directive'].
- 4.2 The purpose of Habitats Regulations Assessment is to assess the impacts of a land-use plan, in combination with the effects of other plans and projects, against the conservation objectives of a European Site and to ascertain whether there is potential for significant effects on the integrity¹ of that site. Where the potential for significant negative effects are identified, avoidance, mitigation and where necessary alternative options should be examined to avoid any potential damaging effects. The scope of the HRA is dependent on the location, size and significance of the proposed plan or project and the sensitivities and nature of the interest features of the European sites under consideration.
- 4.3 Torfaen does not contain any European sites, but the assessment of the Deposit LDP considered the Usk Bat site SAC and the River Usk SAC located in neighbouring authorities. The Habitats Regulations Assessment took place as a separate parallel exercise to the SA/SEA.
- 4.4 Following initial assessment of the LDP Preferred Strategy in 2008, a further screening of European sites undertaken in April 2009 concluded that in relation to the Usk Bat sites SAC subject to the LDP including specific wording to ensure that site level HRA is applied to specific development proposals there would be no likely significant effects on the SAC resulting from the implementation of the Deposit LDP.
- 4.5 In respect of the River Usk SAC, an Appropriate Assessment of the LDP was undertaken as the HRA could not conclude with certainty that the level of development proposed in the Deposit LDP and surrounding areas would not have adverse in-combination effects on the integrity of the River Usk SAC through reduced water quality and increased water resource demand. Mitigation measures were incorporated into the Deposit LDP to ensure that water resources for new developments are supplied sustainably and that new development will not have adverse impacts on the water quality and quantity of the Afon Lwyd, hence which has the potential to have adverse in-combination effects on the integrity of the River Usk SAC.
- 4.6 The Council considered the conclusions arising from the HRA process and the advice provided by CCW and to ensure that the requirements of the Habitats

¹ Integrity is described as the sites' coherence, ecological structure and function across the whole area that enables it to sustain the habitat, complex of habitats and/or levels of populations of species for which it was classified, (ODPM, 2005).

Regulations are met, incorporated all the proposed recommendations detailed in the HRA report into the Deposit LDP. The AA therefore concluded that with the monitoring and mitigation measures in place, the implementation of the Deposit Plan will not result in adverse in combination effects on the integrity of the River Usk SAC.

Screening Assessment of Focused Changes (March 2012)

- 4.7 A Screening Assessment was undertaken of the Focused Changes proposed to the Deposit LDP in March 2012. This assessment can be found in the report 'Habitats Regulations Assessment Screening of Focused Changes' which can be found on the LDP Examination Library as submitted document SD13. In summary the screening assessment did not change the findings of the original HRA Report (February 2011). It was concluded that no Focused Changes would result in a likely significant effect on any of the European Sites identified either alone or in combination with other projects / plans considering the existing mitigation measures provided by the LDP in its policies for the protection/enhancement of the environment (including European designated Sites). Therefore, no further Appropriate Assessment was required.

Screening Assessment of Further Focused Changes (December 2012)

- 4.8 A Screening Assessment was undertaken of the Further Focused Changes proposed to the Deposit LDP in December 2012. This assessment can be found in examination document ED06 'Sustainability Appraisal Report (SAR) Addendum & Habitats Regulations Assessment (HRA) Screening, Assessment of Further Focused Changes, December 2012'. None of the proposed Further Focused Changes had implications for the finding of the original HRA Report (February 2011). It was concluded that no Further Focused Changes would result in a likely significant effect on any of the European Sites identified either alone or in combination with other projects / plans considering the existing mitigation measures provided by the LDP in its policies for the protection / enhancement of the environment (including European designated Sites). Therefore, no further Appropriate Assessment was required.

Screening Assessment of the recommended Matters Arising Changes (rMACs) and the Matters Arising Changes (MACs) (July 2013)

- 4.9 In line with the previous iteration of assessment, the proposed rMACs and MACs have been screened to identify any implications for the HRA of the Deposit LDP. This assessment is in Table 4.1 overleaf.
- 4.10 None of the proposed rMACs or MACs have any implications for the finding of the original HRA Report (February 2011). It is also concluded that no rMAC or MAC would result in a likely significant effect on any of the European Sites identified either alone or in combination with other projects / plans considering the existing mitigation measures provided by the LDP in its policies for the protection / enhancement of the environment (including European designated Sites). Therefore, no further Appropriate Assessment is required.

TABLE 4.1 - Proposed rMACs / MACs and implications for HRA Screening

Ref No	LDP Policy / Para	Nature of Change	HRA Assessment Required
rMAC1	4.2.63	Minor text amendment to clarify need to consider protection of bats at Clarence Corner	NO
Revised MAC1.1	4.3.4	Amendment resulting from amendment to Policy S5 Regarding overall housing numbers	NO
MAC2.2a	S5	As above	NO
MAC2.2b	S5	As above	NO
rMAC4	S7	Minor text amendment	NO
rMAC5	S7	As above	NO
rMAC6	5.8.6	Minor text amendment	NO
rMAC7	5.9.2	Amendment to Retail capacity figures	NO
rMAC8	BW1	Amendment to Policy wording	NO
MAC5.3	BW1- 6.1.3	Amendment to Reasoned Justification in respect of Coal Authority High risk areas	NO
rMAC10	BW1- 6.1.6	Minor amendment to clarify correct terminology for important species	NO
MAC6.1 / rMAC22 / rMAC23 / rMAC31	7.2.5	Linked to Retail capacity figures above	NO
MAC11.1a / MAC11.b	SAA5 7.6.1-7.6.6	Change to Policy SAA5 The British, through deletion of land use elements	NO
MAC3.1	SAA6 - 7.7.3	Amendment to SAA6 to detail in the policy the key mitigation measures necessary for the site	NO
rMAC33b	7.8.1-7.8.2	Amendment to provide an update position on Llanfrechfa Grange SAA7	NO
MAC2.5	H1/1	Amendment to dwelling numbers in light of submitted outline application - Linked to change to overall housing numbers	NO
MAC10.2 / MAC10.1	H1/2	Amendment to housing numbers to protect the SINC grasslands on site - Linked to change to overall housing numbers	NO
rMAC14	H1/3	Update the LDP Proposals Map as site has now got planning permission	NO
rMAC15	H1/5	Update the LDP Proposals Map as site has now got planning permission	NO
rMAC16	H2/6	Update the LDP Proposals Map as site has now got planning permission	NO
rMAC18	H2/7	Update the LDP Proposals Map as site has now got planning permission	NO
Rmac19	H3/2	Deletion of site H3/2 as landowner stated land is not available for development	NO
MAC2.3a / MAC2.3b / MAC2.3c	H4	Amendment to overall affordable Housing target and Policy	NO

MAC2.4a / MAC2.4b	H4	Amendment to clarify original text in relation to how changes in affordable housing percentages will be assessed.	NO
MAC2.1 / rMAC36	H5	Amendment to bring 10 dwelling threshold for open space and recreation provision in line with 3 dwellings as per the 106 SPG	NO
rMAC24	9.22.10	Amendment to provide clarity between Policy RLT5 and the Primary frontages	NO
rMAC20a/b/c/d/e	T3	Update the LDP to reflect latest planning position or construction position with regards to these sites	NO
MAC5.2	M1	Amendment to Policy to remove criterion c due to concern on its potential use in isolation from the need to safeguard the mineral	NO
MAC5.1	M1 - 9.30.2	Inclusion of text to explain the non alignment of Aggregates Safeguarding Areas with neighbouring authorities	NO
rMAC25	M3 - 9.32.1&9.32.2	Update the evidence base as Tir Pentwys now estimated to contain 7.2 million tonnes of aggregate.	NO
rMAC26	M4 & 9.33.1	Update Planning position for Black Barn Mine Pontypool as there is no further need to protect the site with a mineral site buffer zone	NO
rMAC37	M4 & 9.33.1	Update Planning position for Johnson Mine Blaenavon as there is no further need to protect the site with a mineral site buffer zone	NO
rMAC28	CF5	Amendment to criterion a to provide the standard for allotments within Torfaen	NO
rMAC29	9.40.2	Amendment to text to provide clarification between Policy CF5 and Policy H5	NO
MAC7.1 / rMAC30b	BG1 - 9.46.1	Amendment to text in para 9.46.1 for clarity and to accord with national policy terminology. Addition of text to outline that SINC's will now be shown on the Proposals Map	NO
MAC7.2	1.4.2	Minor amendment linked to above change	NO
MAC5.4 & MAC7.3	9.46.4	Amendment to text to reflect the seven Draft RIGS should be formally allocated as RIGS in the LDP.	NO
rMAC32	LDP Appendix 1 - Animal Pound	Updating of text to reflect the latest planning decision on site	NO
rMAC33a/c	LDP Appendix 1 - Llanfrechfa Grange	Updating of text to reflect the latest planning decision on site	NO
rMAC34	LDP Appendix 1 - Pontypool College	Updating of text to reflect need to retain area for associated facilities for the playing fields	NO
MAC2.2c	LDP Appendix 11	Amendments to Housing Sites Table to reflect current position with delivery and	NO

		allocations	
MAC13.1	LDP Appendix 13	Revised Monitoring Framework in light of the Examination session on Implementation and Deliverability	NO
rMAC2	S1 - Urban Boundary Land west of Varteg Road	Deposit LDP Proposals Map amended to include this site now planning permission has been granted	NO
rMAC3	S1 - Urban Boundary Livestock Market Usk Road	Deposit LDP Proposals Map amended to include this site now planning has been permission granted	NO
rMAC36	H7/1	Amendment to site area be updated on the Proposals Map	NO
rMAC17	CF4	In light of planning permission granted for H2/6 the Proposals Map needs to be updated to reflect the remaining area of Important Urban Open Space	NO
rMAC27	CF4	Deletion of Pontypool Hospital IUOS as this has residential permission	NO
MAC11.2	Constraints Map	Updating of LDP Constraints Map to reflect the updated TAN15 DAM's	NO

The most significant change to the Deposit LDP is the deletion of the housing element of The British Strategic Action Area during the Plan period and the consequential reduction (with a reduction in the allocated housing numbers on the County Hall & Police HQ and Former Police College & Adj Land housing sites) of 300 dwellings from the LDP. This reduction of housing numbers could help reduce the contribution of the LDP to potential adverse in combination effects on the River Usk SAC through reduced water quality and increased water resource demand although this would not affect the findings of the original HRA Report.

Other rMACs and MACs are considered to improve the performance of the LDP in contributing to sustainable development and strengthen the contribution of the LDP to protect and enhance biodiversity resources (including European Sites); for example rMAC1 on bats, or MAC3.1 on the key biodiversity mitigation on the South Sebastopol Strategic Action Area.

The remaining rMACs and MACs are minor in nature such as factual updating, clarification of text, or the addition of detail to the text in order to ensure the LDP is clear and confirms with national guidance / policy. These changes would not affect the findings of the original HRA Report.

Appendix A: Revised SA Assessment Tables

Component 2: Housing

SA Objective		Effects		Assessment							Commentary	Recommendations
		Mag	Scale	Dur	T/P	Cert	ST	MT	LT	Sm		
1	To enable high and stable levels of local employment in Torfaen	□	Local	ST-LT	Temp	Med	+	+	+	+	The housing policies seek to focus strategic sites towards the key service centres of Cwmbran, Pontypool and Blaenavon. This should assist in supporting wealth generating activities by increasing the catchment population with access to existing and proposed facilities and services. The Candidate Sites Assessment Report assesses no effects against most of the sites for this Objective. However, negative effects are recorded for sites H1/1 and H3/7 as they would result in the loss of employment provision. Therefore an overall minor benefit is recorded against this Objective.	None identified.
2	To achieve economic growth to contribute to business competitiveness	□	Local	ST-LT	Temp	Med	+	+	++	++	There may be some beneficial effects arising from an increased choice, range and quality of housing stock – this could assist in supporting the growth of the local economy through attracting and retaining workers over time. The spatial distribution of housing sites is based on an estimate of indigenous demand and in-migration. Most of the sites have been predicted to contribute positively towards this Objective through the Candidates Sites Assessment process. <i>Reduction in 300 units will have a minor negative effect as contribution of housing delivery to economic growth is reduced.</i>	None identified.
3	To promote and enhance sustainable tourism in Torfaen	-					0	0	0	0	No obvious effects.	None identified.
4	To protect, manage and enhance Blaenavon Industrial Landscape World Heritage Site as a cultural and tourism destination	□	Local	ST-LT	Temp	Low	++	++	++	++	The housing policies include some 7 6 specific sites of varying sizes within the North Torfaen area, totalling c. 230 164 dwellings including sites in Blaenavon. This has the potential to have a significant effect upon the landscape and appearance of the WHS. The Blaenavon Design Guide will help to ensure that the potential for negative effects as a result of new development are minimised. Further, the site selection process, as detailed in the Candidate Sites Report (October 2010), has included an assessment of the potential visual impact of the development of sites. The development of sites H3/1, H3/2 and H3/5 are considered in the Candidate Sites Assessment Report to contribute to the character of the WHS resulting in beneficial effects.	None identified.

7	To reduce air pollution and improve air quality	□		LT			-	-	--	--	<p>The provision of 5,000 4,700 dwellings over the plan period is likely to lead to a significant increase in trip generation as well as building emissions. 1 site (H1/1) has been identified through the Candidate Site Assessment process as having the potential for a lower level of air pollution than the current use. 2 of the sites are regarded to lead to an increase in air pollution, which are sites H1/3 and H7/1.</p> <p>The overall development strategy seeks that the layout of the development sites will encourage increased accessibility by sustainable modes. Further, component 7 and policy S2 include requirements for sustainable transport provision. These elements may contribute to a reduction in the significance of an overall increase in air pollution.</p> <p><i>Reduction in 300 units is likely to yield a minor positive effect on the overall predicted negative effects through reduced construction and traffic movements.</i></p>	Mitigation for each site is provided in the Candidate Sites Assessment Report (November 2010). It is recommended that any required mitigation is detailed in the supporting text.
8	To minimise noise and light pollution	□	Local	MT-LT	Per m	Low	-	--	--	--	<p>The addition of 5,000 4700 new dwellings and associated infrastructure has the potential for adverse effects. Key sources include construction activities, illumination of buildings and transport infrastructure, trip generation and general activity levels. The site selection methodology has led to prediction of negative effects against this Objective for sites H2/2, H1/3, H1/1 and H1/4. Policy BW1 seeks that new development will not lead to unacceptable effects in terms of noise and light pollution. However, the scale of development is likely to lead to cumulative significant negative effects in the medium and long terms.</p> <p><i>Reduction in 300 units is likely to yield a minor positive effect on the overall predicted negative effects through reduced noise and light pollution through reduced construction, traffic and activity.</i></p>	Site specific policies should highlight exceptional site sensitivities e.g. in the Zone of Visual Influence of the Special Landscape Area and Blaenavon WHS, amongst others. Appropriate development criteria/considerations should be included in policy.
9	To minimise the risk of and from flooding	□	Local	ST-LT	Per m	Med	-	-	-	-	<p>According to the Candidate Sites Assessment Report, none of the allocated sites are within a high flood risk zone. However, some of the sites comprise greenfield land, which will lead to a requirement for a greater consideration of run-off attenuation than on brownfield sites, with a greater potential for elevated flood risk. This risk will be further increased as precipitation levels increase as a result of climate change.</p> <p>Policy S3 (Climate Change) in component 17 may reduce this effect somewhat although the locational policies may mean that some increased risk is unavoidable. National policy will reduce the significance of negative effects.</p>	None identified.

10	To conserve and enhance historic resources and their settings	?	Local	ST-LT	Temp	Low	+/-	+/-	+/-	+/-	<p>The policies identify over 700 550 dwellings within the Northern Torfaen housing market area, which has the potential to result in positive effects on the WHS designation - see description of effect for SA Objective 4.</p> <p>The historic resource of the County Borough already includes substantial designated sites at risk or vulnerable to effects from inappropriate development. The strategy includes substantial brownfield redevelopment, which will frequently involve delivering sites in the context of locally important historic resources and/or designated assets. A precautionary approach indicates that there is the potential for such effects to be adverse. Therefore a mix of both positive and negative effects has been predicted, although the balance of these effects is uncertain at this stage.</p>	See recommendation for SA Objective 4.
11	To protect and enhance the valued landscape character of Torfaen	□	Sub-Reg	ST-LT	Perm	Med	+/-	-	--	-	<p>The site selection methodology has led to the prediction of negative effects on landscape character for 2 sites (H1/6 and H1/2), but has also predicted that sites H3/1 and H1/1 will result in beneficial effects. All other sites were predicted to have neutral effects. The addition of 5000 4700 new dwellings and associated infrastructure, particularly on sites that result in an expansion of the existing built development boundaries into the surrounding countryside has the potential for cumulative adverse effects. Key sources include increased visual prominence; material selection (particularly roofing material); urban grain and form; landscape and biodiversity enhancement; and density. Sustainable Design principles are addressed in other plan policies and may deliver some mitigation. Policy H9 seeks to only allow affordable housing exception sites where the proposal will relate well to the existing development, both visually and physically. A precautionary approach indicates that there is the potential for effects arising from residential development to be adverse in the long term through cumulative effects.</p> <p><i>Reduction in units on H1/2 will reduce the density of the urban environment which will have beneficial impacts for landscape character.</i></p>	Plan policies should reference the potential cumulative impact on landscape character arising from the scale of development proposed over the plan period.

12	To make most efficient use of land and buildings	□	Local	ST-LT	Perm	Low	-	-	-	-	The strategy allocates land in both brownfield and greenfield locations, creating an oversupply of land (totalling capacity for 6,750 5740 dwellings) to enable delivery of 5,000 4700 dwellings over the plan period. Sites that will be on entirely or predominantly brownfield sites are: H3/1, H3/2, H3/4, H2/1, H2/3, H2/4, H1/2, H1/3, H1/1, H1/5 and seeks to prioritise the use of brownfield land. Sites that are predominately or entirely greenfield are: H2/2, H1/6 and H2/7, and H7/2. The policies do not specifically refer to the need for high density development of housing, which could improve the efficiency in the use of land, especially with regards to greenfield sites. However, policy H6 may enable the efficient use of existing buildings and land by enabling the reuse of buildings for providing accommodation to a greater number of people.	Housing density standards could be set out, at different levels to reflect the character of the three housing market areas. Density can have a considerable impact on character, distinctiveness and biodiversity and this should be reflected in the policy.
13	To achieve a modal shift to more sustainable transport modes	?	Local	ST-LT	Temp	Med	+/-	+/-	+/-	+/-	The housing policies seek to focus strategic sites towards the key centres of Cwmbran, Pontypool and Blaenavon. This should assist in ensuring that prospective residents have good accessibility to existing and proposed facilities and services. Sites that are considered, through the Candidate Sites Assessment process, to be accessible by sustainable modes or that will lead to an improvement in network efficiency include sites H2/4, H1/2, H1/3, H1/1 and H1/5. Sites that are likely to have opposing effects, such as increase the pressure on the road network and increase reliance on the private car, are more numerous, and include: H3/1, H2/1, H2/2, H2/3, H2/5, H3/5, H3/7 and H7/1 and H7/2. A mix of positive and negative effects have been predicted, the balance of which will be determined by the success with which mitigation is implemented.	Mitigation for each site is provided in the Candidate Sites Assessment Report (November 2010). It is recommended that any required mitigation is detailed in the supporting text.
14	To promote sustainable building design	□	Local	ST-LT	Temp	Med	+	+	++	++	The provision of a large number of new dwellings presents an opportunity to create high quality sustainable buildings. Requirements are set out in other LDP policies and national planning guidance. All of the sites considered in the Candidate Sites Assessments process, with the exception of site H7/1 and H7/2, have been scored as having the potential for measures to be incorporated to improve energy efficiency within development over and above national building standards. Significant effects are likely in the long term, as more buildings are delivered to high standards.	Policy H6 could include a requirement for the conversion of existing buildings to only be allowed where the change will lead to an improvement in the performance of the building, such as from an energy efficiency, water consumption and waste generation perspective, to ensure that the carbon footprint of the building overall is not dramatically increased as a result of the works.

15	To reduce waste generation and disposal to landfill and maximise reuse and recycling	□		LT			-	-	--	--	The housing strategy involves an oversupply of land using a combination of redevelopment of existing brownfield land and release of greenfield sites to deliver the target of 6000-5740 homes – this will result in substantial generation of construction and demolition wastes. Irrespective of whether domestic waste generation is reduced, benefits are likely to be offset by the net increase in households. The handling of waste generation is addressed through other policies of the plan.	Housing, both through construction and occupation, exerts significant influence over waste streams. The importance of this link should be referenced in the LDP and cross-reference should be made to appropriate policies. Emphasis should be placed on the need to ensure design of housing incorporates sustainable waste management. This could be included within the general development principles policy BW1.
16	To maintain and improve water quality	□	Local	LT	Temp	Med	-	-	-	-	Housing, especially in greenfield locations, will increase the amount of impermeable surfacing within a given water catchment area. This increases the potential for surface water runoff to become laden with pollutants, which can in turn result in detrimental impacts on groundwater quality. As such, there is the potential for housing to elevate the risk to water quality. This effect will be minimised through the implementation of policy BW1 and national planning guidance.	Mitigation for each site is provided in the Candidate Sites Assessment Report (November 2010).
17	To contribute to an increase in the use of renewable energy sources across the County Borough	□	Local	ST-MT	Temp	Med	+	+	++	++	Housing is a major source of energy consumption. Dependent upon the precise nature of achieving energy requirements for new housing, the policy has the potential to deliver a range of positive and adverse effects. Requirements for renewable energy generation and sustainable building design are set out in other policies of the plan and national planning policy, which should generate overall beneficial effects. There is potential for significant effects in the long term, as a greater proportion of built development contributes to energy efficient design and the generation of energy from zero and low carbon sources.	None identified.
18	To improve the affordability of housing	□	Local	ST-LT	Temp	Med	+	++	++	++	Policy S8 prioritises the achievement of affordable housing through planning contributions. Policy H4 sets a target of 4083-1132 affordable homes over the period 2016-2021. To achieve this, the policy sets a low threshold that residential sites of 3 or more dwellings or 0.1ha are required to provide a proportion of affordable homes. Proportions are specified for each development area in the policy. The figure is lowest in North Torfaen, where development pressure is the lowest. This lower figure could attract development to the northern area of the County Borough. Policy H9 will enable the development of sites of 9 dwellings or less for the provision of affordable housing provision. These policy elements could lead to benefits against this Objective in the medium and longer terms, as development proposals are realised. <i>Reduction of 300 units will lead to a slight reduction in affordable homes delivered over the plan period which has a</i>	None identified.

											<i>minor negative effect against the significant positive score against this objective.</i>	
19	To improve the variety and quality of housing	☐	Local	MT-LT	Per m	Med	+	++	++	++	<p>Policy S5 seeks to achieve the creation of 5,000 4700 dwellings in Torfaen over the plan period. The quality of new housing will be determined by national policy guidance. Policy H9 will enable the provision of affordable housing on sites of 9 dwellings or less. Policy H4 seeks that affordable housing reflects local needs through a ranges of sizes and tenures and will normally be designed to the principles of WAG's development quality requirements. This could enable the creation of more mixed communities in areas where there is a shortage of affordable housing over the medium to long term.</p> <p><i>Reduction of 300 units will have a minor negative effect against this positive predicted effect as variety and choice of housing is reduced from the Abersychan area with the loss of the British. The significant LDP growth strategy still encourages choice and flexibility in North Torfaen as a whole and allows a generous flexibility allowance to encourage housing delivery. As such the significant positive score remains.</i></p>	It is unclear why the word 'normally' is used within Policy H4, with respect to WAG design quality standards. It is suggested that all development should be required to adhere to these standards.
20	To improve accessibility to and protect and improve the quantity and quality of local services and facilities	☐	Local	ST-LT	Temp	Med	+/-	+	++	+	<p>The housing policies seek to focus strategic sites towards the key service centres of Cwmbran, Pontypool and Blaenavon. This should assist in supporting wealth generating activities by increasing the catchment population with access to existing and proposed facilities and services. Sites that have been assessed as leading to improved accessibility to services and facilities are: H3/2, H3/4, H1/3 and H1/5 and H7/2. However, negative effects have been predicted where sites may result in the loss of services and facilities, or are not located in proximity to services and facilities. These sites are H3/1, H2/3, H3/3 and H3/7. Effects are predicted to be mixed in the short term. Medium and long term benefits may be experienced through the increase in the viability of new services and facilities. This may arise through mitigation created through other LDP policies and the Candidate Sites Assessment Report. LDP policies will ensure that the provision of new homes will contribute to the provision of requisite services and facilities, including through Policy S8 (Planning Obligations)</p>	None identified.

21	To improve educational attainment and increase skill levels	□		LT			+	++	++	++	The Planning Obligations policy highlights the facilities and services for which monies will be sought in association with development, which includes residential development (component 8). Sites that have been assessed as contributing to the achievement of this Objective are H3/4, H2/3, H1/3, H1/5 and H3/5. This includes the provision of educational improvements, ensuring that new development may help to increase skills levels in the county borough. Focusing developments towards the urban areas could help to improve accessibility to services and facilities, including education. This could increase skills levels in the long term.	None identified.
22	To improve the health and wellbeing of the population	□	Local	LT	Temp	Med	+	++	++	++	Insofar as an improved built environment may contribute to a sense of wellbeing, there may be minor beneficial effects. Improving the quality of housing provision in the county borough may lead to improvements in health levels through an increase in equalities relating to aspects such as fuel poverty and well designed housing in terms of security. Other effects may include the potential for increasing a sense of wellbeing through designing settlements to include a mix of housing types and tenures, which could lead to more sustainable communities. Further, encouraging development to be located in more accessible locations could encourage walking and cycling, which could increase community interaction and natural surveillance, leading to a decrease in the fear of crime and an increase in wellbeing. <i>Reduction in 300 dwellings may lead to negative effects for the Abersychan area with reduced housing choice. The amendment to site H1/2 to exclude grasslands from development may yield positive benefits for health and wellbeing for residents who value this space for recreation.</i>	None identified.
23	To promote, strengthen and enhance the cultural identity of communities and improve social cohesion and diversity	□□	Local	ST-LT	Perm	Med	++	+++	+++	+++	Housing offers the potential to exert a significant influence in respect of this SA Objective. Dependent upon the precise nature, form, variety, tenure and character of housing, the policy could deliver a range of effects. It is likely that the development of increased levels of housing, including the requirement for affordable housing to meet local needs, could increase the viability and vitality of communities across the County Borough. Policies have been designed specifically to ensure that deliverability is improved in the areas where demand is lowest, notably the North Torfaen area. Where the cultural identity is clearly defined, for example in the WHS, the Blaenavon Design Guide will help to ensure that positive effects are realised. The consideration of LANDMAP in site allocations will ensure that the allocation of sites for housing has considered the influence of the local landscape on cultural identity. Cumulative effects may be experienced through other policies in the LDP, for example through BW1, which includes requirements for improving walking and cycling	None identified.

											<p>accessibility and S8 which includes the provision of community facilities. These measures could increase community mixing and subsequent cohesion over time.</p> <p><i>Reduction in 300 units will have a minor negative effect through reducing housing opportunities to communities which can improve the viability of communities. The loss of 125 dwellings from North Torfaen reduces housing choice and has a negative effect against this objective. This is offset by the fact the LDP is still delivering a growth strategy for housing with generous flexibility to encourage housing delivery in all Housing Market Areas.</i></p>	
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Component 12: The British Action Area

SA Objective		Effe cts Ma g	Scal e	Dur	T/P	Cer t	Assesm ent				Commentary	Recommendations
							ST	MT	LT	Sm		
1	To enable high and stable levels of local employment in Torfaen	□□	Sub-Reg	LT	Perm	Med	0	+0	++ +	++	<p>The Action Area <i>is allocated as a land reclamation scheme</i> which will enable the delivery in the longer term beyond the plan period 2021 of a <i>strategically significant residential and employment site for North Torfaen</i>. The policy defers the detail of employment uses to the Development Framework, expressing a commitment to this document being adopted as SPG prior to the determination of any applications to bring development forward on the Site. Consequently, it is considered that the Component will start to deliver significant benefits in the longer term.</p> <p><i>Amendment to Policy reduces employment delivery over the short to medium term having a negative effect. Employment opportunities will still emerge from the land reclamation scheme, but the delay to the delivery of the mixed use element reduces the significant positive effect.</i></p>	<p>The employment elements proposed for The British form part of the employment allocations identified in Policy EET3. It is recommended that a cross-reference be included within Policy SAA5 to complement the cross-reference already made in the employment policy – this will aid clarity prior to the preparation of the SPG.</p> <p><i>The amended LDP Policy does not include employment development delivery within the life of the LDP. The form and amount of employment development will be assessed as part of a development framework, as identified in the revised policy.</i></p>

2	To achieve economic growth to contribute to business competitiveness	□	Sub-Reg	MT-LT	Perm	Med	0	+	++	+	<p>The British forms a key regeneration site serving the North Torfaen area. The long term proposal beyond the plan period is for a mixed use development of homes (200) and an as yet undetermined amount of employment development. This will be enabled through a land reclamation scheme during the plan period to 2021. The land reclamation will lead to positive benefits against this objective over the plan period through creation of jobs associated with the land reclamation scheme. The strategic location of the site within the Borough offers potential for good accessibility to be delivered and this forms part of the policy, as well as being supported through other aspects of the Plan. In addition, the remediation of the Site is considered to have the advantage of removing unsightly dereliction, thus the redevelopment should assist in enhancing the image of Torfaen as a location to invest. Benefits are predicted against the SA Objective in the medium to longer term.</p> <p><i>Amendment to policy reduces positive effects in the short to medium term as benefits are restricted to land reclamation only.</i></p>	See recommendation under SA Objective 1.
3	To promote and enhance sustainable tourism in Torfaen	-					0	0	0	0	<p>The Action Area is identified primarily as a location for residential development and employment. However, the proposals have the potential to incorporate biodiversity enhancement and the retention of heritage features. At present, the LDP does not fully realise the potential of these elements of the site in terms of delivering benefits against the SA Objective. Consequently, a neutral effect is predicted.</p>	<p>The CSAR references a need for biodiversity enhancement and the LDP identifies a number of heritage features within The British that could be retained within the development proposals. It is recommended that text be added to recognise and seek to realise the tourism potential of incorporating specific features within the regeneration proposals that can both add distinctiveness to the development, as well as offering an additional feature for visitors to the area to appreciate the biodiversity and heritage of this Site.</p> <p><i>Details to be addressed through a Development Framework for the site as outlined in the revised policy.</i></p>
4	To protect, manage and enhance Blaenavon World Heritage Site as a cultural and tourism destination	-					0	0	0	0	<p>No obvious effects.</p>	None identified.

5	To protect, manage and enhance biodiversity	□	Local	MT-LT	Perm	Med	-	+/-	+/-	+/-	<p>A negative score was given to the Action Area in the Candidate Sites Assessment Report, identifying impact on biodiversity as one of the key areas requiring mitigation. Biodiversity enhancements and the creation of green infrastructure form requirements set out in the supporting text for the policy, which indicates that details will be provided in the Development Framework. Other policies in the Plan also seek to safeguard biodiversity as part of development proposals. On balance, the policy is considered likely to start delivering minor beneficial effects over the medium to longer term as the land reclamation scheme is completed and the Action Area starts to become more fully developed, with the assumption that enhancement should continue to ameliorate short term adverse effects beyond the Plan period.</p> <p><i>Land reclamation will still impact on biodiversity but improvements to watercourses from land reclamation will offer improvements. Longer term enhancement benefits from the mixed use scheme will be delayed however. Predicted effects remain unchanged.</i></p>	None identified.
6	To protect and manage geodiversity	□	Local	MT-LT	Perm	High	0	+	++	+	<p>A neutral score was given for the Action Area site in the Candidate Sites Assessment Report. A key mitigation requirement identified in the report is the need for contamination to be addressed through appropriate remediation, likely to require opencast recovery as a first stage. The remediation works will also serve to mitigate the flood risk on the site, which is currently associated with the underground works - together, the approach should deliver an overall benefit to geodiversity, extending beyond the Plan period as enhancement works continue.</p>	None identified.

7	To reduce air pollution and improve air quality	□	Sub-Reg	MT-LT	Perm	High	-	-	-	-	<p>A negative score was given for this site against this SA Objective in the Candidate Sites Assessment Report. The Supporting information for the Action Area in the LDP states that the Council would wish to see a proposal that includes strategic highway improvements and incorporation of leisure and recreational routes into the <i>longer term</i> scheme. In addition, the strategic location of the site between north and south Torfaen is seen as an advantage in terms of the potential to reduce commuting out of the area through the provision of services and business opportunities. Other plan policies and national government targets should also contribute to the delivery of sustainable buildings. These requirements could lead to positive effects in the long term. However, the effects from an increase in highway provision could lead to an increase in traffic particularly in the short and medium terms through a land reclamation scheme. The type of uses proposed for the site over the longer term also includes a number of significant trip generators that will inevitably lead to some increase in traffic movements, potentially leading to an increase in air pollution.</p>	<p>Additional clarity could be provided on the types of public transport that should be delivered within the Action Area - this could either be provided within the LDP, or a cross reference could be made to the intention for specific requirements to be included within the Development Framework. Given the scale and mix of uses proposed for the Site, it is recommended that the proposed scope of the Development Framework be extended to include consideration of renewable/communal energy schemes as part of the drive towards the delivery of sustainable buildings.</p> <p><i>Details to be addressed through a Development Framework for the site as outlined in the revised policy</i></p>
8	To minimise noise and light pollution	□□	Sub-Reg	ST-LT	Perm	Med	-	--	--	--	<p>A negative score was given for this site in the Candidate Sites Assessment Report, albeit that the rationale for this score is not made explicit in the CSAR or LDP. The nature of the <i>long term development</i> is a combination of residential and employment development, which will need to be preceded by substantial remediation work, including open cast coal recovery <i>within the plan period</i>. The position of the site in the wider landscape means that it could be visible from a number of vantage points - the comprehensive redevelopment of the site is likely to result in considerable increases in light sources, potentially contributing to pollution. Noise and light assessments and subsequent mitigation could potentially reduce the significance of effects, although the overall balance is considered to be negative.</p> <p><i>The substantial land reclamation scheme is likely to lead to significant negative effects in respect of noise and light pollution, but noting that noise and light assessments and appropriate mitigation could potentially reduce</i></p>	<p>The supporting text to the policy does not include the need for a noise assessment, despite this being identified as a potential adverse effect in the Candidate Sites Assessment Report. This should be included in the LDP. Supporting text could also highlight the potential sources of noise pollution in the area. It is recommended that reference be made to the need for lighting to be carefully considered at the design stage, to ensure that appropriate measures/mitigation are identified for inclusion in the proposals. Subsequent recommendations incorporated should be added into the Development Framework.</p> <p><i>Details to be addressed through a Development Framework for the site as outlined in the revised policy</i></p>

											<i>such the original significance of positive effects is revised to slightly positive</i>	
11	To protect and enhance the valued landscape character of Torfaen	□□	Sub-Reg	MT-LT	Perm	Low	+	+	++	++	<p>A positive score was given for this site in the CSAR. The Site is located centrally within Torfaen and is visible from a number of vantage points across the Borough. The Policy notes that remediation and subsequent redevelopment will serve to remove unsightly dereliction from the landscape. The combined impact of the Development Framework and the Plan policies relating to design should help to ensure that the new long term development forms a considerable enhancement to the landscape, helping to redefine the landscape character in a beneficial manner.</p> <p><i>The land reclamation scheme will remove unsightly dereliction from the landscape, improving landscape character through preparing the land for future development. Longer term development should help to enhance the landscape. Therefore the significant positive effects against this objective remain valid</i></p>	None identified.
12	To make most efficient use of land and buildings	□□	Sub-Reg	MT-LT	Perm	High	+	++	++	++	<p>Supporting information for the Action Area states that the Council would wish to see the comprehensive regeneration of The British and the proposed mix of uses suggests that development will be of a relatively high density, making efficient use of the available brownfield land following remediation works. Delivery of the long term proposals will involve demolition/treatment of the existing buildings. However, other policies of the Plan should work in a complementary fashion to offer the potential for significant benefits against the SA Objective.</p> <p><i>The existing positive effects still remain valid as the land reclamation scheme will ensure reclamation and remediation of a brownfield contaminated site (subject to appropriate mitigation) for environmental features to enable the longer term mixed use regeneration scheme. Land reclamation will also allow for the extraction of important minerals in the form of coal.</i></p>	None identified.

13	To achieve a modal shift to more sustainable transport modes	□□	Sub-Reg	MT-LT	Perm	Med	-	-	--	-	<p>A negative score was given for this site in the Candidate Sites Assessment Report. Much of the detail on the way in which transport and access will be addressed is deferred to inclusion within the Development Framework, which is not yet drafted for assessment. The Policy indicates that highway infrastructure will be needed as part of the longer term mixed use scheme outside of the plan period and the position of the site within the Borough is cited as advantageous in terms of reducing out commuting. However, little reference is made to any sustainable transport measures and the potential of the policy to ensure sustainable patterns of movement are established is not realised. A precautionary approach results in the assessment of potentially significant adverse effects over the longer term as development is delivered and trip rates increase.</p> <p><i>Given the long term regeneration of the site, the land reclamation element is not considered to offer significant negative effects during the plan period, although noting that the land reclamation scheme will need to promote sustainable transport choices. The longer term regeneration will involve increase in trip rates and the Development Framework will need to promote the principles of a sustainable movement hierarchy. The assessment is revaluated to slightly negative.</i></p>	<p>Additional clarity could be provided on the types of public transport that should be delivered within the Action Area - this could either be provided within the LDP, or a cross reference could be made to the intention for specific requirements to be included within the Development Framework. Emphasis should be placed on ensuring that internal circulation within the site is governed by the principles of the sustainable movement hierarchy.</p> <p><i>Details to be addressed through a Development Framework for the site as outlined in the revised policy</i></p>
14	To promote sustainable building design	□	Local	ST-LT	Temp	Med	+	+	+	+	<p>New development on site will need to accord with the latest national government guidance and therefore contribute to sustainable building design.</p>	None identified.
15	To reduce waste generation and disposal to landfill and maximise reuse and recycling	□	Local	ST-LT	Temp	Med	+	+	+	+	<p>New development on site will need to accord with the latest national government guidance and therefore contribute to sustainable waste management through design.</p>	None identified.

16	To maintain and improve water quality	□□	Sub-Reg	ST-LT	Perm	High	++	++	++	++	<p>A positive score was given for this site in the Candidate Sites Assessment Report. The justification for this score is not clear; however, it is assumed to be linked to the requirement to remediate contaminated land, which will also deliver a reduction in the flood risk currently associated with underground works. In addition, plan policies will ensure flood resilience is incorporated into the design of development within the Action Area. It is likely that positive effects will result from the development of the site and other LDP policies should lead to a reduction in water pollution overall, thus enhancing the potential significance of effects.</p> <p><i>The significant positive effects remain valid as the land reclamation scheme will clear up the contaminated site, delivering a reduction in flood-risk and improving the local water quality. This will enable current contaminated water-bodies to be improved through the site as features of interest for the long term regeneration.</i></p>	None identified.
17	To contribute to an increase in the use of renewable energy sources across the County Borough	□	Local	ST-LT	Perm	Med	+	+	+	+	<p>Insofar as the plan will lead to an increase in development proposals, national planning policies and other LDP policies will ensure that a proportion of energy from new development is generated from renewable sources.</p>	None identified.
18	To improve the affordability of housing	□	Local	MT-LT	Perm	High	0	+0	+	0/+	<p>The Action Area policy is for a land reclamation scheme only. Affordable Housing would be sought if feasible as part of any future scheme. includes an allocation for 200 homes to be delivered as part of the site. No details are provided to clarify what sort of tenure would be sought - Policy H4 would apply. A precautionary approach results in a neutral effect minor beneficial assessment against this SA Objective, albeit that there is potential for more significant beneficial effects to be delivered over the long term as part of a future development scheme.</p> <p><i>Amendment to Policy will reduce any potential delivery of affordable units over the plan period, noting however that the complex nature of the site may constrain affordable units on site.</i></p>	<p>The CSAR includes a recommendation that a Development Framework be produced for the Action Area - it is recommended that either the LDP or the Development Framework include a more detailed breakdown of uses, stipulating percentage targets for the delivery of affordable housing as a proportion of residential development as an amplification of Policy H4.</p> <p><i>Details to be addressed through a Development Framework for the site as outlined in the revised policy</i></p>

19	To improve the variety and quality of housing	□	Sub-Reg	MT-LT	Perm	Med	+0	++ 0	++	++	<p>The Action Area is identified as an allocation for a land reclamation scheme only, with potential for future delivery of housing in the longer term. 200 new homes to be provided – no details on design are provided on the basis that detail is deferred to the Development Framework. The Plan may will lead to new development that will need to accord with both the LDP policies and national planning guidance. This should ensure that development is of a high quality and variety.</p> <p><i>The delivery of housing is now not part of the LDP and is a long term aim. The site now loses a beneficial effect in the short to medium term and whilst it is planned for this to come to fruition over the longer term the previous significant positive effects against this objective should be re-evaluated to slightly positive.</i></p>	See recommendations under SA Objective 18. Additional details could be provided in the Development Framework regarding housing types and overall character and appearance of the development.
20	To improve accessibility to and protect and improve the quantity and quality of local services and facilities	□□	Sub-Reg	MT-LT	Perm	Med	+0	++ 0	++	++	<p>Policy SAA5 allocates land for a reclamation scheme to prepare the land for future mixed use development outside the plan period. The future mixed use scheme would deliver of 200 homes, strategic employment development, the creation of a neighbourhood centre, formal and informal recreation and strategic highway improvements. This will extend the range of services and facilities and the prospective residents will benefit from a central location within the Borough from which to access existing services and facilities as part of the long term regeneration of the site. These measures could lead to long term benefits against this Objective as facilities are delivered.</p> <p><i>The assessment is rescored to slightly positive and not significantly positive due to the long term delivery of any potential community facilities</i></p>	None identified.
21	To improve educational attainment and increase skill levels	□	Local	MT-LT	Perm	Med	+0	+	++	+	<p>In prospect, the range of employment uses and the creation of a neighbourhood centre as part of the development of the British offer some scope for local people to access jobs that offer vocational skills training in the long term. Some benefits are predicted against the SA objective in the medium to longer term as more development is realised through the land reclamation scheme.</p> <p><i>The delivery of education is now not part of the LDP and is a long term aim. The site now loses</i></p>	<p>Details of the type of jobs to be created should be included within the Development Framework for the site. This element of the scope should be referenced within the list already contained in the LDP.</p> <p><i>Details to be addressed through a Development Framework for the site as outlined in the revised policy</i></p>

										<p>encourage community cohesion in this key site in the heart of the Borough in the long term.</p> <p><i>The significant positive effects against Objective 23 remain valid for the longer term. However the delay to mixed use development which will be the mechanism for providing the creation of a sustainable community and to create appropriate conditions to encourage community cohesion in this key site in North Torfaen means the significant positive effects identified should be re-evaluated to slightly positive</i></p>	
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